

093.0

0004

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

666,300 / 666,300

USE VALUE:

666,300 / 666,300

ASSESSED:

666,300 / 666,300


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		OVERLOOK RD, ARLINGTON

## OWNERSHIP

Owner 1:	FRENCH JEAN E & BRYAN A	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 55 OVERLOOK RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 1417 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	70.	1.08	5									407,401						407,400	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5400.000	258,900		407,400	666,300		60329
							GIS Ref
							GIS Ref
							Insp Date
							10/01/18

 Total Card / Total Parcel  
 666,300 / 666,300  
 666,300 / 666,300  
 666,300 / 666,300

 APPRAISED:  
 USE VALUE:  
 ASSESSED:

 10/01/18  
 !7606!

## USER DEFINED

Prior Id # 1:	60329
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:13:37
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
07/31/19	09:06:33
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	258,900	0	5,400.	407,400	666,300	666,300	Year End Roll	12/18/2019
2019	101	FV	219,200	0	5,400.	413,200	632,400	632,400	Year End Roll	1/3/2019
2018	101	FV	219,200	0	5,400.	308,500	527,700	527,700	Year End Roll	12/20/2017
2017	101	FV	219,200	0	5,400.	279,400	498,600	498,600	Year End Roll	1/3/2017
2016	101	FV	219,200	0	5,400.	267,700	486,900	486,900	Year End	1/4/2016
2015	101	FV	206,600	0	5,400.	227,000	433,600	433,600	Year End Roll	12/11/2014
2014	101	FV	206,600	0	5,400.	215,300	421,900	421,900	Year End Roll	12/16/2013
2013	101	FV	206,600	0	5,400.	204,900	411,500	411,500		12/13/2012

Parcel ID 093.0-0004-0006.0

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16585-580		11/1/1985		120,000	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
4/24/2017	464	Siding	12,000	C					10/1/2018	Meas/Inspect	BS	Barbara S											
8/17/1998	540	Wood Dec	1,500					12X14 DECK	4/1/2009	Measured	372	PATRIOT											
									2/3/2000	Meas/Inspect	263	PATRIOT											
									8/4/1993		AJS												

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>														
Type: 6	- Colonial			Full Bath: 1	Rating: Average			STAIRS TO UAT.																		
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:																					
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																					
Foundation: 2	- Conc. Block			A 3QBth:	Rating:																					
Frame: 1	- Wood			1/2 Bath:	Rating:																					
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:																					
Sec Wall:				OthrFix:	Rating:																					
Roof Struct: 2	- Hip																									
Roof Cover: 1	- Asphalt Shgl			<b>OTHER FEATURES</b>				1st Res Grid Desc: Line 1 # Units: 1																		
Color: YELLOW				Kits: 1	Rating: Average			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O						
View / Desir:				A Kits:	Rating:			Other																		
<b>GENERAL INFORMATION</b>				Fpl:	Rating:			Upper																		
Grade: C	- Average			WSFlue:	Rating:			Lvl 2																		
Year Blt: 1927	Eff Yr Blt:			<b>CONDOS INFORMATION</b>				Lvl 1																		
Alt LUC:	Alt %:			Total Units:				Lower																		
Jurisdct:	Fact: .			Floor:				<b>REMODELING</b>				<b>RES BREAKDOWN</b>														
Const Mod:				% Own:				Exterior:	No Unit			RMS	BRS	FL												
Lump Sum Adj:				Name:				Interior:	1			8	4	M												
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Additions:																		
Avg Ht/FL: STD				Phys Cond: AG	- Avg-Good			Kitchen:																		
Prim Int Wall: 2	- Plaster			Functional:				Baths:																		
Sec Int Wall:				Economic:				Plumbing:																		
Partition: T	- Typical			Special:				Electric:																		
Prim Floors: 3	- Hardwood			Override:				Heating:																		
Sec Floors:				Total: 26.4				General:																		
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>										
Subfloor:				Basic \$ / SQ: 125.00				Rate	Parcel ID	Typ	Date	Sale Price			Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Bsmnt Gar:				Size Adj.: 1.35000002											BMT	Basement	793	50,610	40,138							
Electric: 3	- Typical			Const Adj.: 0.99980003											FFL	First Floor	793	168,720	133,792							
Insulation: 2	- Typical			Adj \$ / SQ: 168.716											SFL	Second Floor	624	168,720	105,279							
Int vs Ext: S				Other Features: 55000											WDK	Deck	168	11,950	2,008							
Heat Fuel: 2	- Gas			Grade Factor: 1.00											UAT	Upper Attic	156	67,490	10,528							
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000											EFP	Enclos Porch	84	59,620	5,008							
# Heat Sys: 1				NBHD Mod:											Net Sketched Area: 2,618 Total: 296,753											
% Heated: 100				LUC Factor: 1.00											Size Ad	1417	Gross Are	3086	FinArea	1417						
Solar HW: NO	Central Vac: NO			Adj Total: 351752											<b>IMAGE</b>				<b>AssessPro Patriot Properties, Inc</b>							
% Com Wall	% Sprinkled:			Depreciation: 92863																						
				Depreciated Total: 258890											PARCEL ID	093.0-0004-0006.0										
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:	Color:									
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 093.0-0004-0006.0										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value								
2	Frame Shed	D	Y	1	8X10	A	FR	1970	0.00	T	49	101														
More: N				Total Yard Items:				Total Special Features:				Total:														